

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६  
कलम ३७(२) अन्वये विकास नियंत्रण नियमावली  
मंजूर केलेल्या फेरबदलाची अधिसूचना.

महाराष्ट्र शासन,

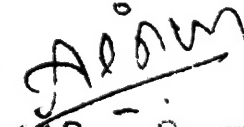
नगर विकास विभाग,

शासन अधिसूचना क्रमांक: गिणमएस/टिपीसी-४३०३/४६६/प्र.क्र.२००/०४/नवि-११

मंत्रालय, मुंबई : ४०० ०३२, दिनांक: २१ नोव्हेंबर, २००६

शासन दिनांक:- सोबत जोडलेली अधिसूचना राज्य शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,



(अभिजाज गिरकर)

अवर सचिव, महाराष्ट्र शासन.

प्रति,

महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.

प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका, मुंबई.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.

व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतचे अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-२ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग, (नवि-११), मंत्रालय, मुंबई-३२ व ७५ संचालक, नगर रचना, बृहन्मुंबई, इन्फाहटमेंट, आज्ञाव मैदान, मुंबई-१ यांना पाठविण्यात याव्यात.)

व्हा. अधिकारी (संगणक कक्षा) (नवि-११), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.

(त्यांना विनंती करण्यात येते की, सोबतचे अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आपरयक ती कार्यवाही करावी)

निवडनस्ती (नवि-११).

सेक्टर ३७ फाईल.

**Maharashtra Regional and Town  
Planning Act, 1966.**

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**Development to .....  
In respect of FSI of village Erangle.  
Modification under section 37(2) of  
the...**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department  
Mantralaya, Mumbai 400 032.**

**Dated the 21<sup>st</sup> November, 2006.**

**NOTIFICATION**

No. CMS/TPB 4304/466/CR-200/04/UD-11:

Government vide Urban Development Department's Notification No. DCR 1090/RDP/UD-11 dated 20/2/1991, has sanctioned Development Control Regulations for Greater Mumbai, 1991, (hereinafter referred to as the "said Regulations") to come into force with effect from 25/3/1991.

And whereas, Table 14, Item No.1B(ii) below in Regulation No.32 of the said regulations prescribes norms for maximum permissible FSI for area of villages in P/North & R-Wards.

And whereas, Government has received representation to enhance the FSI for residential zones falling in villages of Aksa, Erangal, Marve from 0.5 to 1.00 under the regulations and granting additional FSI in Aksa, Erangal and Marve villages.

And whereas, in this regards, the Director of Town Planning has informed that in Marve and Aksa villages, the development is only in gaathan area and in the surrounding limited area, there is no large scale development and whereas in Erangal village, the residential use is increasing rapidly. Further, MMRDA is also proposing the road over bridge from Versova to Madh and Erangal and on account of this proposed road, the residential development in Madh and Erangal villages would increase gradually.

And whereas, considering the aforesaid circumstances and the related factors it is felt necessary to enhance the limit of permissible FSI from 0.5 to 1.00 for Erangal village, at the same time maintaining the present FSI of 0.5 for CRZ affected areas of this village, it appears necessary to modify the relevant provisions of the said regulation by taking recourse to section 37 of the said Act thereby incorporating the above change for FSI in Erangal village.

And whereas, considering all these facts Govt. had issued Directions under section 37(1) of the said Act to the Municipal Corporation of Greater Mumbai vide order of even number dated 17/8/2004 to initiate modification to the Table No.14, Item No.1B(ii) in Regulation No.32 (hereinafter referred to as "the said modification");

And whereas, after completing the legal procedure as contemplated under section 37(1) of the said Act, the said Corporation vide its letter No.

CHE/Gen/354/DPC/GEN of 21/3/05 has submitted the said modification proposal to the Government for sanction;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, Government finds it necessary to sanction the said modification with some modification;

Now therefore, in exercise of the powers conferred under section 37(2) of the said Act, Govt. hereby -

- 1) Sanction the said modification more specifically described below:

**SCHEDULE**

- A) In Table No.14 of Development Control Regulations for Greater Mumbai, 1991, the text of clause (B)(ii) of Sr. No.1 shall be replaced as under -

**TABLE-14**

Sr. No.	Occupancy & Location	Floor Space Index (FSI)	Tenement Density per net Hectare	
			Maximum	Minimum (applicable only to plots of 1 ha. and above and sub-divided plots each of 1 ha. and above from larger layouts or sub-divisions)
<b>Existing Provision</b>				
1(B) (ii)	Areas of the village of Akse, Erangal and Marve in the P/North Ward and Gorai and Manori in the R- Ward excepting gaathan proper.	0.5	225	100
<b>Modification sanctioned</b>				
1(B) (ii)	Areas of the village of Akse, Marve and CRZ affected areas of Erangal in the P/North ward and Gorai and Manori in the R Ward excepting gaathan proper.	0.5	225	100

- 2) Fixes the date of publication of this notification in the official Gazette as the date of coming into force of this modification.
- 3) Directs the said Corporation that in the schedule of modification appended to the aforesaid Government Notification, sanctioning the said plan, after the last entry, (1) shall be added.

**Note:-**

- A) A plan showing the sanctioned modification is kept open for inspection at the following places -
  - 1) Office of Deputy Director of Town Planning, Brihanmumbai, E-Block, ENSA Hutment, Azad Maidan, Mumbai -400 001.
  - 2) Office of Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai, Mahapalika Marg, Mumbai -400 001.
- B) This notification is also published on Government web site at [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of the Governor of Maharashtra,

  
(Abhiraj Girkar)

Under Secretary to Government.